

Mr. Chairman,

My name is Kimberly Erickson and I live in Killingworth at the Beechwood Park. I approve of Bill: SB6589 with the following changes: no more than a 3% rent increase per year and all residents' homes in the park must be included.

In July of 2010, I moved into my home at the Beechwood Park, Killingworth, CT. At that time, I had owned my own home in Clinton, CT for many years. Trying to figure out my future, I spoke to my financial planner. With his advice, I decided it was a good time to downsize since I was planning on retiring in about 10 years. As I was doing the research, I was given the property rental fees from the previous ten years, and they were very small increases. They remain that way for all the years I lived here until the Sun Corporation took over. Also, I was told that unlike traditional homes, mobile homes are more likely to depreciate than appreciate over time. Without land, they are not considered real property. Instead, they fall into the category of vehicles or chattel property. For tax and accounting reasons, the depreciation caused by wear and tear is calculated every year based on salvage value, cost, and estimated useful life so property taxes would most likely lower.

Now, thirteen years later my costs have increased by leaps and bounds. Utility bills are out of control, my property taxes have increased on my home and used car (which until this year they have always gone down as mentioned above), and now the Sun Corporation is threatening to raise our rent to such high levels that make me believe I won't be able to ever retire. I beg you to realize that this is an over 55 community and most of us live on fixed incomes. And to make matters worse, we were told by a Sun Representative that they are a corporation that must look after their shareholders first. That is a "petrifying" statement.

I beg you to realize this cap of 3% is very important for all of us trying to be able to keep our homes. We are at their mercy because we can't pick up our homes and go elsewhere. I have lived in Connecticut my entire life, and now I am afraid I may be forced to leave. As many of my neighbors, I have worked hard all my life. I have paid my taxes, paid my bills, and I have looked forward to being able to retire one day. As it stands now... if the Sun Corporation continues to work for their "stockholders" with no regard for the tenants... that won't be an option for many of us. They can spend money on lobbyists to fight against us... with no regard to any of us. If these large corporations continue to take over our state, we all will lose. As an elected official, I implore you to look after the residents of Connecticut and not the big corporations from out of state that only care for their "stockholders".

Thank you for your consideration,

Kimberly Erickson
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